

10 August 2021

Subject: Clarification of the quarter 2/2021 Operating Results

To: President

The Stock Exchange of Thailand

Ananda Development Public Company Limited (ANAN) would like to clarify the company and its subsidiaries' operating results of 2Q2021 as follows:

Statement of Comprehensive Income	Q2/2021		Q2/2020		Increased (Decreased)	
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues						
Revenue from sale of real estate	680.8	57.2	590.5	54.0	90.3	15.3
Revenue from project management services & commission income	257.0	21.6	341.0	31.2	(84.0)	(24.6)
Revenue from rental and services	52.1	4.4	36.4	3.3	15.7	43.1
Other incomes	199.4	16.8	125.6	11.5	73.8	58.8
Total revenues	1,189.3	100.0	1,093.5	100.0	95.8	8.8
Cost of goods sold						
Cost of real estate sold	537.7	45.2	466.7	42.7	71.0	15.2
Cost of project management services & commission income	101.1	8.5	118.7	10.9	(17.6)	(14.8)
Cost of sale and services	36.2	3.0	26.0	2.4	10.2	39.2
Total cost of goods sold	675.0	56.7	611.4	56.0	63.6	10.4
Profit before selling & administration expenses	514.3	43.2	482.1	44.0	32.2	6.7
Selling & administration expenses	359.0	30.2	456.0	41.7	(97.0)	(21.3)
Selling expenses	67.8	5.7	95.1	8.7	(27.3)	(28.7)
Administrative expenses	291.2	24.5	360.9	33.0	(69.7)	(19.3)
Operating profit (loss)	155.3	13.0	26.1	2.4	129.2	495.0
Finance cost	(165.6)	(13.9)	(149.3)	(13.7)	(16.3)	-
Income tax expenses	11.4	1.0	(27.8)	(2.5)	39.2	-
Profit before share of profit (loss) from investments in joint ventures	1.1	0.1	(151.0)	(13.8)	152.1	100.7
Share of profit (loss) from investments in joint ventures	33.5	2.8	227.6	20.8	(194.1)	(85.3)
Profit (Loss) for the year from continuing operations	34.6	2.9	76.6	7.0	(42.0)	(54.8)
Profit (Loss) for the year from discontinued operations	2.2		(621.3)		623.5	-
Profit (Loss) for the period	36.7	3.1	(544.7)	(49.8)	581.4	(7.7)
Profit attributable to non-controlling interests	27.7	2.3	30.0	2.7	(2.3)	(7.7)
Profit (Loss) attributable to equity holder of the company	9.0	0.8	(574.7)	52.5	583.7	-

Net Profit

Operating results for the second quarter of 2021, the Company and its subsidiaries reported the profit for the period from their operations in the core business or continuing operations of Baht 34.6 million, a decrease of Baht 42.0 baht or 54.8 percent from the same period last year, mainly due to decreasing in share profit (loss) from investments in joint ventures which effect from decrease in the transfer of ownership of condominium units in the joint venture under the situation of the COVID-19 outbreak. However, under the situation of the COVID-19 outbreak the Company still has the efficiency in managing and controlling the selling and administrative expenses which decreased from the same period last year.

In 2Q/2021, the Company and its subsidiaries reported in a profit attributable to equity holder of the Company amounting to Baht 9.0 million. The Company and its subsidiaries' EBITDA in the second quarter of 2021 was Baht 223 million, a decrease of 23% from the same period last year.

Share of Profit (Loss) from Investments in Joint Ventures

2Q/2021 share of profit from investment in joint ventures was Baht 33.5 million, a decrease of Baht 194.1 million or 85.3% from the same period last year. In 2020, there were seven new condominium projects which just finished and started to transfer including Elio Del Nest, Ideo Q Victory, Ashton Asoke-Rama9, Ideo Q Sukhumvit 36, Ideo Mobi Sukhumvit Eastpoint, Ideo Ratchada-Sutthisan, and Elio Sathorn-Wutthakat.

Revenue

Total revenue in the first quarter of 2021 accounted for Baht 1,189.3 million, increasing Baht 95.8 million or 8.8% year on year, mainly due to increasing revenue from sales of real estate – housing business.

Cost of Goods Sold and Operating Expenses

2Q/2021 total cost of goods sold accounted for Baht 675.0 million, increasing Baht 63.6 million or 10.4% from the same period last year which in line with increasing revenue from sales of real estate.

In addition, selling and administration expenses in 2Q/2021 accounted for Baht 359.0 million, a decrease of Baht 97.0 million or 21.3% due to improving efficient operating and administrative costs and in line with the Company's goal of controlling and reducing administrative costs due to the situation of the COVID-19 outbreak, which has been affecting economic growth both domestic and international as well as the impact on the purchasing power of the people in a wide area.

Finance Costs

2Q/2021 finance costs of the Company and its subsidiaries was Baht 165.6 million, an increase of Baht 16.3 million from the same period last year.

As of 30 June 2021, the Company and its subsidiaries' Net Interest Bearing Debt to Equity Ratio (Net IBD/E ratio) stood at 1.14 time, which was in a controllable level.

Please be informed accordingly.

Sincerely yours,

(Mr. Chanond Ruangkritya)

Chief Executive Officer